

Document No.
5134
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MEMORANDUM

JANUARY 26, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 51 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Approval</u>	<u>Recommendations</u>		<u>Deferral</u>
		<u>Denial</u>	<u>Denial w/o Prejudice</u>	
Allston-Brighton				
Back Bay				
Beacon Hill	1			
Charlestown	3			
Chinatown				
City Proper				1
Dorchester	8	6		3
East Boston				
Fenway	1			
Government Center				
Hyde Park	2		1	1
Jamaica Plain	2			
Kenmore				
Mattapan		1		1
North End		1		
Roslindale	1	2		
Roxbury	1		2	2
South Boston	1			
South Cove				
South End		1		1
West Roxbury	2			

Allston-Brighton

Denial	Z-12289.	114 Foster Street, subdivision.
Approval	Z-12262.	120 Braintree Street, offices and storage.
Denial	Z-12338.	350 Washington Street, food trailer parking.
Denial	Z-12339.	425 Washington Street, restaurant and offices.
Approval	Z-12340.	116-120 Brighton Avenue, auto repair.

Beacon Hill

Approval	Z-12319.	20 Charles Street, cafe and restaurant.
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Charlestown

Approval	Z-12335.	20 Tremont Street, fence.
Approval	Z-12336.	7 Church Court, dormer additions.
Approval	Z-12347.	10 Monument Street, dormer addition.

City Proper

Deferral	Z-12385.	108-112 South Street, office, restaurant, retail.
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Dorchester

Approval	Z-11496-11497.	862-868 Dorchester Avenue, five apartments and store.
Denial	Z-12221.	11 Kimball Street, parking lot.
Denial	Z-12267-12268.	13-17 Blue Hill Avenue, tire repair shop.
Denial	Z-12288.	90 Pleasant Street, three to four family dwelling.
Denial	Z-12306.	125-127 Millet Street, erect two family dwelling.
Approval	Z-12309.	157-159 Fuller Street, erect two family dwelling.
Approval	Z-12317.	53 Stratton Street, enclose porch.
Deferral	Z-12321.	1931 Dorchester Avenue, take-out restaurant.
Denial	Z-12325.	1377-79 Dorchester Avenue, storage of trailers.
Deferral	Z-12327.	30 Oakley Street, addition.

Approval	Z-12329.	109-111 Buttonwood Street, one to two family dwelling.
Approval	Z-12337.	106 Rosseter Street, rear addition.
Approval	Z-12342.	50 Bailey Street, dormer addition.
Deferral	Z-12345.	35 Boutwell Street, erect one family dwelling.
Denial	Z-12346.	118 Msgr. P.J. Lydon Way, three family dwelling, additions.
Approval	Z-12384.	35 Clayton Street, sundeck addition.
Approval	Z-12408.	20 Bowman Street, addition.

East Boston

Denial	Z-12315.	125 Cottage Street, addition.
	Z-12348.	251-253 Saratoga Street, six to five family dwelling.

Fenway

Deferral	Z-12349.	82-90 Westland Avenue, retail store, laundromat.
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Hyde Park

Denial without Prejudice	Z-12278.	64 Sprague Street, storage, truck garage.
Approval	Z-12326.	116 Readville Street, replace porch.
Deferral	Z-12332- 12333.	65-67 Oak Street, subdivide; one family dwelling.
Approval	Z-12351.	72 Danny Road, addition.

Jamaica Plain

Approval	Z-12323.	50 Evergreen Street, hospital dormitories.
Approval	Z-12428.	27 Spring Park Avenue, addition.

Mattapan

Denial	Z-12279.	1085 Blue Hill Avenue, car rental trailer.
Approval	Z-12510- 12511.	60-70 Hazelton Street, 16 apartments.

Roslindale

Approval Z-12287. 354 Belgrade Avenue, addition.
Denial Z-12344. 119 Roslindale Avenue, construction office.
Denial Z-12320. 581 American Legion Highway, repair shop garage.

Roxbury

Denial without Prejudice Z-12316. 190-192 Calumet Street, two family modular dwelling.
Denial without Prejudice Z-12275-12276. 194-200 Blue Hill Avenue, three family dwelling, to eight apartments.
Deferral Z-12284. 13 Shetland Street, erect one story addition.
Deferral Z-12298. 40 Cobden Street, enclose porches.
Approval Z-12331. 8 Fort Avenue, three to four family dwelling.

South Boston

Approval Z-12243. 156 Dorchester Street, rear deck.

South End

Denial Z-12324. 41-41A Worcester Square, eight apartments and restaurant.
Deferral Denial Z-12341. 261 West Newton Street, six to eight apartments, one story addition.

West Roxbury

Approval Z-12360. 74 Maple Street, addition.
Approval Z-12382. 14 Cremore Road, addition.

BOARD OF APPEAL REFERRALS

JANUARY 26, 1989

	<u>Hearing</u>	
1. Z-11496-11497	1/31/89	Harold Shuman 862, 866-868 Dorchester Avenue, Dorchester
2. Z-12221	2/14/89	Robert Raimondi 11 Kimball Street, Dorchester
3. Z-12262	1/31/89	Braintree Realty Trust 120 Braintree Street, Allston
4. Z-12267-12268	1/31/89	William Montesino 13-17 Blue Hill Avenue, Dorchester
5. Z-12275-12276	1/31/89	Jeffrey E. Roche 194-200 Blue Hill Avenue, Roxbury
6. Z-12278	1/31/89	Sprague Realty Trust 64 Sprague Street, Hyde Park
7. Z-12279	1/31/89	Maryse & Midelson Armand 1085 Blue Hill Avenue, Mattapan
8. Z-12284	1/31/89	Albert J. Benedetti, Jr. 13 Shetland Street, Roxbury
9. Z-12287	1/31/89	John Paloukos 354 Belgrade Avenue, Roslindale
10. Z-12288	1/31/89	Daniel Grant 90 Pleasant Street, Dorchester
11. Z-12289	1/31/89	Frank Scotland 114 Foster Street, Brighton
12. Z-12298	1/31/89	Pierre Apollon 40 Cobden Street, Roxbury
13. Z-12306	1/31/89	John C. Roche 125-127 Millet Street, Dorchester
14. Z-12309	1/31/89	Asman/Rosemary Shyllon 157-159 Fuller Street, Dorchester
15. Z-12315	2/7/89	Giovanni Salvaggio 125 Cottage Street, East Boston
16. Z-12316	2/7/89	Paul Levenson 190-192 Calumet Street, Roxbury
17. Z-12317	2/7/89	Katherine Hodge 53 Stratton Street, Dorchester

BOARD OF APPEAL REFERRALS

JANUARY 26, 1989

Hearing

18.	Z-12319	1/31/89	Wanpen Jana Chi 20 Charles Street, Boston
19.	Z-12320	2/7/89	A.L.H.A.M. 581 American Legion Highway
20.	Z-12321	1/31/89	Thomas J. Powers 1931 Dorchester Avenue, Dorchester
21.	Z-12323	2/7/89	James A. Frieden 50 Evergreen Street, Jamaica Plain
22.	Z-12324	1/31/89	Matthew Simon 41-41A Worcester Square, Boston
23.	Z-12325	2/7/89	Russell Tardanico 1377-1379 Dorchester Avenue, Dorchester
24.	Z-12326	2/14/89	John Sisti 116 Readville Street, Hyde Park
25.	Z-12327	2/14/89	Lewis P. Miller 30 Oakley Street, Dorchester
26.	Z-12329	1/31/89	Edward W. MacDonald 109-111 Buttonwood Street, Dorchester
27.	Z-12331	2/7/89	Bruce Friedman 8 Fort Avenue, Roxbury
28.	Z-12332-12333	2/14/89	Robert Lawless 65-67 Oak Street, Hyde Park
29.	Z-12335	2/7/89	Michael E. McLaughlin 20 Tremont Street, Charlestown
30.	Z-12336	2/7/89	Church Court Realty 7 Church Court, Charlestown
31.	Z-12337	2/7/89	John J. Bridges 106 Rosseter Street, Dorchester
32.	Z-12338	2/14/89	William R. Rubio 350 Washington Street, Brighton
33.	Z-12339	2/14/89	Dennis Miniham 425 Washington Street, Brighton
34.	Z-12340	2/14/89	New England Speed Equipment John M. Keane, President 116-120 Brighton Avenue, Allston

BOARD OF APPEAL REFERRALS

JANUARY 26, 1989

	<u>Hearing</u>	
35. Z-12341	2/14/89	Sherman Rogan, Trustee 261 West Newton Street, Boston
36. Z-12342	2/7/89	James Lombardi 50 Bailey Street, Dorchester
37. Z-12343	2/14/89	Martin Connelly 156 Dorchester Street, South Boston
38. Z-12344	2/7/89	John Hannah 119 Roslindale Avenue, Roslindale
39. Z-12345	2/7/89	William J. Burns 35 Boutwell Street, Dorchester
40. Z-12346	2/14/89	Timothy J. Sullivan 118 Msgr. P.J. Lydon Way, Dorchester
41. Z-12347	2/14/89	Barry Masterman 10 Monument Street, Charlestown
42. Z-12348	2/14/89	Robert Deeb 251-253 Saratoga Street, East Boston
43. Z-12349	2/14/89	Lawrence I. Galer 82-90 Westland Avenue, Boston
44. Z-12351	2/14/89	Lucille Barney 72 Danny Road, Hyde Park
45. Z-12357 POSTPONED	2/14/89	Robert Jasse 220-230 Commercial Street, Boston
46. Z-12360	2/7/89	Mary Bruen 74 Maple Street, West Roxbury
47. Z-12382	2/7/89	Basil S. Moskos 14 Crehore Road, West Roxbury
48. Z-12384	2/14/89	Mary & Frank Morse 35 Clayton Street, Dorchester
49. Z-12385	2/7/89	112 South Street Realty Trust 108-112 South Street, Boston
50. Z-12408	2/14/89	James P. Maede 20 Bowman Street, Dorchester
51. Z-12428	2/7/89	Beverly S. Estes-Smargiassi 27 Spring Park Avenue, Jamaica Plain

BOARD OF APPEAL REFERRALS

JANUARY 26, 1989

Hearing

52. Z-12510-12511 2/7/89

Audubon Group Limited
60-70 Hazelton Street, Mattapan

Site:

Character: Local Business (B-1)

Purpose: Medium density/ Four five apartments and store.

Violations: Building converted for multi-family is forbidden use

Neighborhood lot area.

Notes:

In reference to petition Z-12510-12511, Harold Thomas, 332-334 Northwood Avenue, Dorchester, for the conversion of two and two quarters to medium density for five apartments and store in a local business (B-1) district. The Board recommends approval of the petition with the provision that plans for any exterior changes be submitted to the Authority for design review approval. Changing condition for approval every twenty years.

Board of Appeal Referrals

1/26/89

Hearing: 1/31/89

Z-11496-11497
Harold Shuman
862,866-868 Dorchester Avenue
Dorchester

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Combine occupancy from five apartments and store.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petitions Z-11496-11497, Harold Shuman, 862,866-868 Dorchester Avenue, Dorchester, for two forbidden uses and two variances to combine occupancies for five apartments and store in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans for any exterior changes be submitted to the Authority for design review approval. Existing condition for approximately twenty years.



Z-14496-97 862-868 DORCHESTER AVENUE, DORCHESTER

Board of Appeal Referrals

1/26/89

Hearing: 2/14/89

Z-12221
Robert Raimondi
11 Kimball Street
Dorchester

Site: Vacant land

District(s): Residential, three-family (R-.8) and General Business (B-1)

Purpose: Use premises for parking of 16 cars.

Violation(s): Ancillary parking is conditional use.

Off-street parking not allowed within front yard nor within five feet of side lot line.

VOTED: In reference to petition Z-12221, Robert Raimondi, 11 Kimball Street, Dorchester, for conditional use and variance for use of premises for parking of 16 cars in a residential (R-.8) and general business (B-1) districts, the Boston Redevelopment Authority recommends denial. Vacant lot, which lies within the R-.8 district, has been used for storage of construction debris and heavy machinery adversely impacting the area. Proposal would extend a real estate and construction business and is a commercial encroachment into a residential neighborhood.



2-12221 11 KIMBALL STREET, DORCHESTER

MASSACHUSETTS

Board of Appeal Referrals

1/26/89

Hearing: 1/31/89

Z-12262
Braintree Realty Trust
120 Braintree Street
Allston

Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from retail plumbing and heating shop to offices and accessory storage.

Violation(s): Change in nonconforming use.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12262, Braintree Realty Trust, 120 Braintree Street, Allston, for change in nonconforming use for change of occupancy from retail plumbing and heating shop to offices and accessory storage in a residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. The property lies in the Commonwealth Avenue/Brighton Avenue/North Beacon Street subdistrict of the Allston-Brighton Interim Planning Overlay District. Proposed change of occupancy is compatible with the surrounding commercial uses. Office use is consistent with the goals and objectives of this subarea of the IPOD. The PZAC has voted to support the conversion.



Board of Appeal Referrals

1/26/89

Hearing: 1/31/89 Z-12267-12268
William Montesino
13-17 Blue Hill Avenue
Dorchester

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from cafe to tire repair shop.

Violation(s): Tire repair shop is forbidden use.

Barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petitions Z-12267-12268, William Montesino, 13-17 Blue Hill Avenue, Dorchester, for forbidden use and variance for change of occupancy from cafe to tire repair shop in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Property is located in the Mt. Pleasant subdistrict of the Roxbury Interim Planning Overlay District. Proposed use is incompatible with the surrounding local business and residential uses. The site is presently being used as a sidewalk repair shop negatively impacting both traffic and pedestrian access along Blue Hill Avenue. Conversion of this site for general automotive uses is inappropriate and already has a detrimental effect on the surrounding neighborhood which have expressed strong opposition to the proposal.



2-12261-12268

13-15 BLUE HILL AVENUE, ROXBURY IP0D

Board of Appeal Referrals

1/26/89

Hearing: 1/31/89

Z-12275-12276
Jeffrey E. Roche
194-200 Blue Hill Avenue
Roxbury

Site: Two four-story structures

District(s): Local business (L-1)

Purpose: Change occupancy of each structure from three-family and store to eight apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, and off-street parking.

Interim Planning Overlay District.

VOTED: In reference to petitions Z-12275-12276, Jeffrey E. Roche, 194-200 Blue Hill Avenue, Roxbury, for two forbidden uses and six variances for change of occupancy of two structures from three-family dwelling and store to eight apartments respectively in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial without prejudice. The property lies in the Quincy-Geneva subdistrict of the Roxbury Interim Planning Overlay District. Proposed change of occupancy will create sixteen one- and two-bedroom units approximately 575 to 600 square feet in size. The proposed density is excessive for the structure and would set a negative precedent for the neighborhood. There are no provisions for off-street parking and the proposed new residential development in the immediate area would be negatively affected by the lack of parking facilities at this location. Surrounding properties are mostly vacant and are suitable for the construction of new housing. There have been a number of multi-unit residential projects in the immediate neighborhood in the recent past and to allow this density in this building would not support the goals and objectives of the Roxbury IPOD.



Z-12275-12276 194-200 BLUE HILL AVENUE, ROXBURY IPOD

Board of Appeal Referrals

1/26/89

Hearing: 1/31/89 Z-12278
Sprague Realty Trust
64 Sprague Street
Hyde Park

Site: Two-story structure

District(s): Manufacturing (M-1)

Purpose: Erect storage and truck garage structure.

Violation(s): Storage-truck garage structure is conditional use.

VOTED: In reference to petition Z-12278, Sprague Realty Trust, 64 Sprague Street, Hyde Park, for conditional use to erect storage-truck garage structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Location of proposed garage as indicated on plot plan is inappropriate. Site on east side of lot adjacent to existing metal building would be appropriate and desirable for storage of trucks and equipment presently abutting residential properties. Neighbors opposed.



7-12278 64 SPRAGUE STREET, HYDE PARK

SPRAGUE

POND

Board of Appeal Referrals

1/26/89

Hearing: 1/31/89 Z-12279
Maryse & Midelson Armand
1085 Blue Hill Avenue
Mattapan

Site: Vacant land

District(s): Local business (L-1)

Purpose: Use premises for car rental-office trailer.

Violation(s): Car rental agency is forbidden use.

VOTED: In reference to petition Z-12279, Maryse & Midelson Armand, 1085 Blue Hill Avenue, Mattapan, for forbidden use for use of premises for car rental-office trailer in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Site abuts residential properties in rear. Blue Hill Avenue is presently saturated with auto-related facilities. Proposal is inconsistent with planning objectives for development of Blue Hill Avenue as a major Boulevard Planning District.



AUDUBON
ELEMENTARY
SCHOOL

BROOKVIEW

STREET

HANSBOROUGH

STREET

ROAD

STREET

HAVERLOCK

STREET

BAIRD

STREET

RHODES

HILL

Z-12279

1085 BLUE HILL AVENUE, MATTAPAN

MORTON

BLUE

FRONTENAC

PARKING

STREET

STREET

LUCERNE

WINSTON

HARWOOD

MAR

MIDDLE

ARBUTUS

BALSAM

COLUMBINE

WOODROW

LIVINGSTONE

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Board of Appeal Referrals

1/26/89

Hearing: 1/31/89

Z-12284
Albert J. Benedetti, Jr.
13 Shetland Street
Roxbury

Site: 2½-Story structure

District(s): Industrial (I-2)

Purpose: Erect one-story addition to club.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12284, Albert J. Benedetti, Jr., 13 Shetland Street, Roxbury, to erect one-story addition to club in an industrial (I-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral. Property lies in the Hampden-George subdistrict of the Roxbury Interim Planning Overlay District. The information provided is insufficient to review proposal adequately. Appellant should meet with the Authority and the Dudley Street Neighborhood Initiative to review the impacts the proposed addition will have on the surrounding commercial uses.



Z-12284 13 SHEPARD STREET, ROXBURY IP0D

Board of Appeal Referrals

1/26/89

Hearing: 1/31/89 Z-12287
John Paloukos
354 Belgrade Avenue
Roslindale

Site: 2½-Story structure

District(s): Local business (L-1)

Purpose: Erect one-story addition to two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12287, John Paloukos, 354 Belgrade Avenue, Roslindale, for variance to erect one-story addition to two-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition to accommodate expanding family needs will replace deteriorated porch. Proposed addition does not further exacerbate existing rear yard violation.



2-12287 354 BELGRADE AVENUE, ROSLINDALE

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Board of Appeal Referrals

1/26/89

Hearing: 1/31/89

Z-12288
Daniel Grant
90 Pleasant Street
Dorchester

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.
Excessive floor area ratio.

VOTED: In reference to petition Z-12288, Daniel Grant, 90 Pleasant Street, Dorchester, for forbidden use and three variances for change of occupancy from three- to four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Concerns are number of units, basement apartment, and lack of off-street parking.



Z-12288 90 PLEASANT STREET, DORCHESTER

Board of Appeal Referrals

1/26/89

Hearing: 1/31/89 Z-12289
Frank Scotland
114 Foster Street
Brighton

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Subdivide.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12289, Frank Scotland, 114 Foster Street, Brighton, for variance to subdivide in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposed subdivision would set a negative precedent for lot configuration and create severe complications for future development and land use in an already densely developed neighborhood. Neighbors opposed.



2-12289-114 FOSTER STREET, BRIGHTON

Board of Appeal Referrals

1/26/89

Hearing: 1/31/89 Z-12298
Pierre Apollon
40 Cobden Street
Roxbury

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose two porches of three-family dwelling.

Violation(s): Insufficient side yard.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12298, Pierre Apollon, 40 Cobden Street, Roxbury, for variance to enclose two porches of three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. Property is located in the Washington Street Park South subdistrict of the Roxbury Interim Planning Overlay District. The appellant should meet with the neighborhood to review proposal and discuss any impacts the proposal will have on the abutting properties.



Z-12298 40 COBDEN STREET, ROXBURY IP0D

Board of Appeal Referrals

1/26/89

Hearing: 1/31/89 Z-12306
John C. Roche
125-127 Millet Street
Dorchester

Site: 3,000 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, open space, side, and rear yards.

Parking design.

VOTED: In reference to petition Z-12306, John C. Roche, 125-127 Millet Street, Dorchester, for seven variances to erect two-family dwelling in a residential R-.8) district, the Boston Redevelopment Authority recommends denial. Proposed structure would be built on a lot approximately 2,800 square feet with minimal yard setbacks from the abutting residential structures. The lot is inconsistent with the surrounding lots in the neighborhood and would set a negative precedent in the area. There are a number of vacant lots scattered throughout the neighborhood which are more suited to new residential construction.



Z-12306 125-127 MILLET STREET, DORCHESTER

Board of Appeal Referrals

1/26/89

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Hearing: 1/31/89 Z-12309
Asman/Rosemary Shyllon
157-159 Fuller Street
Dorchester

Site: 4,250 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area and rear yard.

VOTED: In reference to petition Z-12309, Asman/Rosemary Shyllon, 157-159 Fuller Street, Dorchester, for four variances to erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that there be only one driveway and that it be located to one side of the structure; that parking be located in the rear; that plans with particular respect to siting, front, side yards, front entrances, driveway, and off-street parking be submitted to the Authority for design review approval.



2-12309 157-159 FULLER STREET, DORCHESTER

Board of Appeal Referrals

1/26/89

Hearing: 2/7/89

Z-12315
Giovanni Salvaggio
125 Cottage Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Erect rear porch addition to three-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12315, Giovanni Salvaggio, 125 Cottage Street, East Boston, for variance to erect rear porch addition to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Major dimensional discrepancies in submitted plans; intent of proposal was not clear. Appellant will submit revised application and should seek community input as the proposed deck establishes a precedent in an already dense neighborhood.



2-12315 125 COTTAGE STREET, EAST BOSTON

Board of Appeal Referrals

1/26/89

Hearing: 2/7/89 Z-12316
Paul Levenson
190-192 Calumet Street
Roxbury

Site: 3,977 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family modular dwelling.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, frontage, front, and side yards.

Parking design.

VOTED: In reference to petition Z-12316, Paul Levenson, 190-192 Calumet Street, Roxbury, for seven variances to erect two-family modular dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Substantial community opposition. Concerns are: lot area, off-street parking, and setbacks. A single-family dwelling with design review would be more appropriate.



Z-12316

190-192 CALUMET ST. ROXBURY

Board of Appeal Referrals

1/26/89

Hearing: 2/7/89

Z-12317
Katherine Hodge
53 Stratton Street
Dorchester

Site: 2½-Story structure

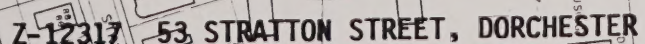
District(s): Residential, two-family (R-.5)

Purpose: Enclose front porch of two-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient front yard.

VOTED: In reference to petition Z-12317, Katherine Hodge, 53 Statton Street, Dorchester, for two variances to enclose front porch of three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Deteriorated porch will be repaired and enclosed.



Board of Appeal Referrals

1/26/89

Hearing: 1/31/89

Z-12319
Wanpen Jana Chi
20 Charles Street
Boston

Site: Eight-story structure

District(s): Local business (L-2-65)

Purpose: Retail grocery store and fish market to retail cafe and restaurant.

Violation(s): Restaurant and take-out restaurant are conditional uses.

VOTED: In reference to petition Z-12319, Wanpen Jana Chi, 20 Charles Street, Boston, for two conditional uses for change of occupancy from retail grocery store and fish market to retail cafe and restaurant in a local business (L-2-65) district, the Boston Redevelopment Authority recommends approval. Proposal would allow Oriental market to include cafe and restaurant. Catering operation is existing.



Z-12319 20 CHARLES STREET, BOSTON

19

Board of Appeal Referrals

1/26/89

Hearing: 2/7/89 Z-12320
A.L.H.A.M.
581 American Legion Highway
Hyde Park

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Erect mini automall and auto repair garage.

Violation(s): Repair garage and indoor sales of auto parts and installation are conditional uses.

In reference to petition Z-12320, A.L.H.A.M., 581 American Legion Highway, Hyde Park, for two conditional uses to erect mini automall and auto repair garage in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. On December 12, 1988, the BRA Board of Directors voted to recommend deferral until the plans are reviewed by the Authority and community. On January 10, 1989, the Board of Appeal voted to defer action until February 7, 1989. Staff is concerned with traffic and circulation impacts caused by the siting of this auto-related proposal on a corner lot located on American Legion Highway at Canterbury Street. Also, the demand for such a use in this area has not been adequately demonstrated. An additional auto-related use would have a serious and detrimental impact on the surrounding neighborhood. The Pain Street Neighborhood Action Group is opposed.



Z-12320

581

AMERICAN LEGION HIGHWAY, ROSLINDALE

20

Board of Appeal Referrals

1/26/89

Hearing: 1/31/89 Z-12321
Thomas J. Powers
1931 Dorchester Avenue
Dorchester

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from restaurant to take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-12321, Thomas J. Powers, 1931 Dorchester Avenue, Dorchester, for conditional use for change of occupancy from restaurant to take-out restaurant in a local business (L-1) district, the Boston Redevelopment Authority recommends deferral. There are serious concerns with this location being used as a take-out restaurant as the site abuts a residential triple decker. Commercial use of this property is appropriate, however, appellant should meet with the Authority and the community to address off-street parking, hours of operation, and rubbish removal.



Z-12321 1931 DORCHESTER AVENUE, DORCHESTER

21

Board of Appeal Referrals

1/26/89

Hearing: 2/7/89 Z-12323
Massachusetts Osteopathic
Foundation, Inc.
50 Evergreen Street
Jamaica Plain

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from sixteen apartments, doctor's offices, hospital offices, and computer room to sixteen dormitory suites, doctor's office, hospital offices, and computer room.

Violation(s): Dormitory is conditional use.
Barrier free access.

VOTED: In reference to petition Z-12323, Massachusetts Osteopathic Foundation, Inc., 50 Evergreen Street, Jamaica Plain, for conditional use and variance for change of occupancy from sixteen apartments, doctor's offices, hospital offices, and computer room to sixteen dormitory suites, doctor's offices, hospital offices, and computer room in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that dumpster presently abutting residential properties be relocated; that a rodent control program which complies with applicable city and state regulations be initiated. Building will be renovated to accommodate an additional ten students and provide larger classrooms. Site is located on property owned by appellant.



Z-12323-60 EVERGREEN STREET, JAMAICA PLAIN IP00

27

Board of Appeal Referrals

1/26/89

Hearing: 1/31/89

Z-12324
Matthew Simon
41-41A Worcester Square
Boston

Site: Three-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from three offices and three stores to eight apartments and restaurant.

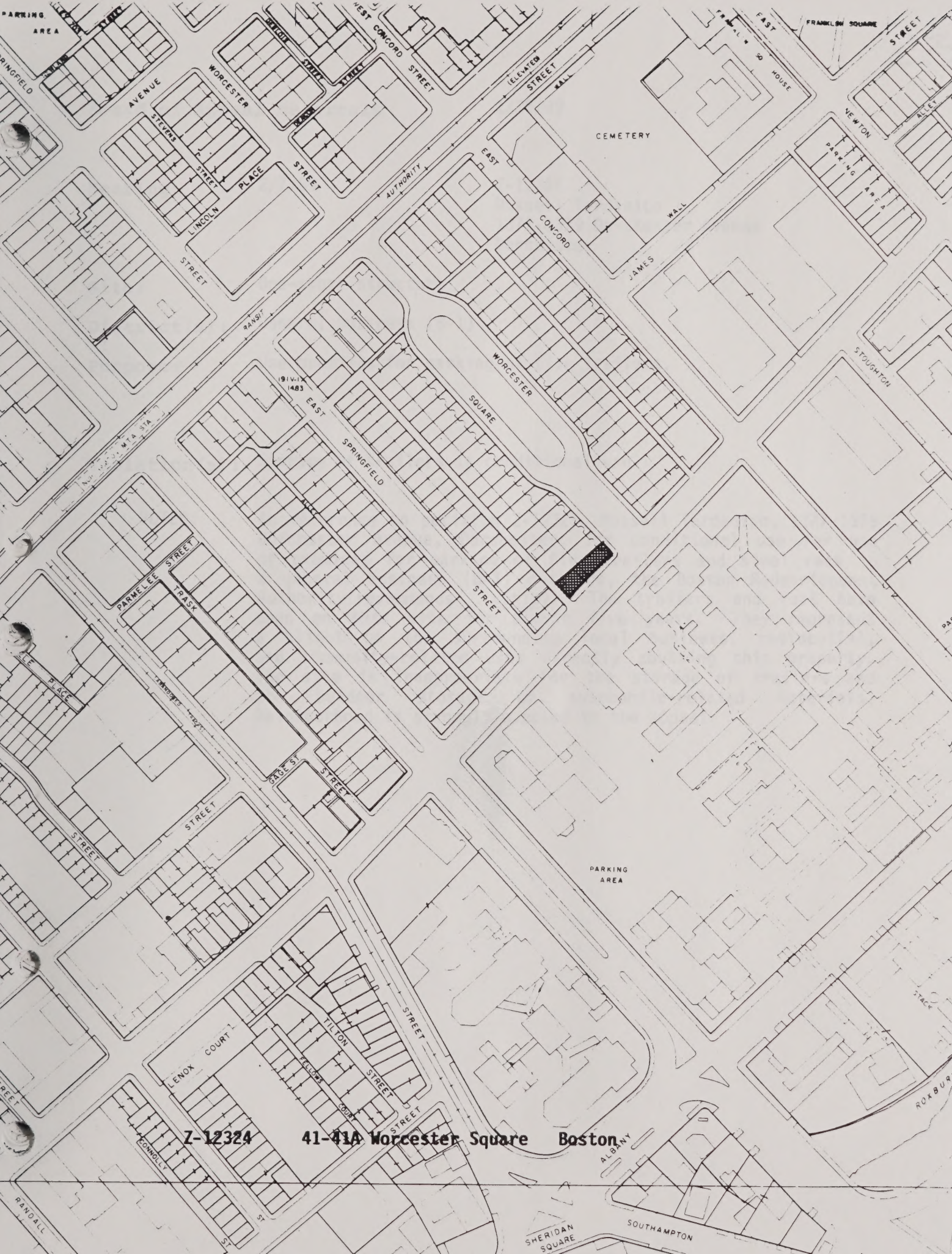
Violation(s): Restaurant is forbidden use.

Change in nonconforming use.

Insufficient open space and off-street parking.

Barrier free access.

VOTED: In reference to petition Z-12324, Matthew Simon, 41-41A Worcester Square, Boston, for forbidden use and four variances for change of occupancy from three offices and three stores to eight apartments and restaurant in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. This property is within a Density Limitation District and as such is limited to one unit of less than 750 square feet. Petitioner has several units that violate the provisions of the Limitation District. There is also community opposition to the allowance of the variance.



191V-1
1483

Z-12324

41-41A Worcester Square Boston

Board of Appeal Referrals

1/26/89

Hearing: 2/7/89 Z-12325
Russell Tardanico
1377-1379 Dorchester Avenue
Dorchester

Site: One-story structure

District(s): General business (B-1)

Purpose: Use premises for parking of five trailers.

Violation(s): Storage of trailers is conditional use.

VOTED: In reference to petition Z-12325, Russell Tardanico, 1377-1379 Dorchester Avenue, Dorchester, for conditional use for use of premises for parking of five trailers and steel rack in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. The trailers and rack have been on this site for almost five years. They represent a blight on the surrounding local business, residential, and community-related uses directly abutting this property. The site is inappropriate for the storage of trailers and the outdoor storage of automobile-related materials. Neighborhood is strongly opposed to the appeal.



2-12325 1377-79 DORCHESTER AVE, DORCHESTER

Board of Appeal Referrals

1/26/89

Hearing: 2/14/89

Z-12326
John Sisti
116 Readville Street
Hyde Park

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect enclosed porch addition to two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12326, John Sisti, 116 Readville Street, Hyde Park, for variance to erect enclosed porch addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Replacement of deteriorated porch. Property will be improved and neighborhood enhanced. Neighbors support proposal.



Z-12326 116 READVILLE STREET, HYDE PARK

ST ANNE SCHOOL

READVILLE

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Board of Appeal Referrals

1/26/89

Hearing:

2/14/89

Z-12327

Lewis P. Miller
30 Oakley Street
Dorchester

Site:

2½-Story structure

District(s):

Residential, three-family (R-.8)

Purpose:

Erect one-story addition to two-family dwelling.

Violation(s):

Insufficient front and rear yards.

VOTED:

In reference to petition Z-12327, Lewis P. Miller, 30 Oakley Street, Dorchester, for two variances to erect one-story addition to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. The rear addition encroaches to within feet of the rear lot line and an abutting residential property. The appellant should meet with the neighbor to discuss the possible impacts the new addition will have.



Z-12327

30 OAKLEY STREET, DORCHESTER

Board of Appeal Referrals

1/26/89

Hearing: 1/31/89 Z-12329
Edward W. MacDonald
109-111 Buttonwood Street
Dorchester

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two- to one-family dwelling.

Violation(s): Insufficient front yard.

In reference to petition Z-12329, Edward W. MacDonald, 109-111 Buttonwood Street, Dorchester, for variance for change of occupancy from two- to one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans for exterior changes be submitted to the Authority for design review approval.



2-12329 109-111 BUTTONWOOD STREET DORCHESTER

Board of Appeal Referrals

1/26/89

Hearing: 2/7/89 Z-12331
Bruce Friedman
8 Fort Avenue
Roxbury

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-12331, Bruce Friedman, 8 Fort Avenue, Roxbury, for forbidden use and three variances for change of occupancy from three- to four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to exterior treatment be submitted to the Authority for design review approval. The property lies in the Highland Park subdistrict of the Roxbury Interim Planning Overlay District. The proposed fourth unit is to be located on the ground level of this three-story brick structure. This building is part of an attached three-story brick rowhouse and the change of occupancy and exterior treatment should be reviewed as a total project. The slope of Fort Avenue exposes the ground level apartment at 8 Fort Avenue and not at 10 Fort Avenue. This slope enables the appellant to provide suitable access to the living area at ground level. The building at 8-10 Fort Avenue is presently vacant and in need of extensive renovations. The appellant has reviewed the proposal with the neighborhood and the Roxbury Neighborhood Council has voted to support this appeal.



7-12331 8 FORT AVENUE, ROXBURY IPOD

Board of Appeal Referrals

1/26/89

Hearing: 2/14/89 Z-12332-12333
Robert Lawless
65-67 Oak Street
Hyde Park

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Subdivide; erect one-family dwelling.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, width, frontage, and rear yard.

Excessive floor area ratio.

VOTED: In reference to petitions Z-12332-12333, Robert Lawless, 65-67 Oak Street, Hyde Park, for six variances to subdivide and erect one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral. Subdivision would create a 3,628-square-foot substandard lot substantially inconsistent with surrounding properties. Community oppositin existing. Appellant should meet with neighbors, review plans, and resolve differences.



Z-12332-33 65-67 OAK STREET, HYDE PARK

Board of Appeal Referrals

1/26/89

Hearing: 2/7/89

Z-12335
Michael E. McLaughlin
20 Tremont Street
Charlestown

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Erect fence.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-12335, Michael E. McLaughlin, 20 Tremont Street, Charlestown, for variance to erect fence in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Existing fence (5½' to 8' high) encloses side and rear yards.



Z-12335 20 TREMONT STREET, CHARLESTOWN

Board of Appeal Referrals

1/26/89

Hearing: 2/7/89

Z-12336
Church Court Realty
7 Church Court
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Erect dormer additions to four-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-12336, Church Court Realty, 7 Church Court, Charlestown, for variance to erect dormer addition to four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Dormers will not have a detrimental affect on abutting properties. Neighbors support.



ERICK D. EMMONS
PLAYGROUND

Z-12336 7 CHURCH COURT, CHARLESTOWN

Board of Appeal Referrals

1/26/89

Hearing: 2/7/89

Z-12337
John A. Bridges
106 Rosseter Street
Dorchester

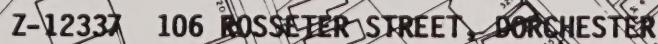
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect rear addition to three-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-12337, John A. Bridges, 106 Rosseter Street, Dorchester, for two variances to erect addition to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed addition will not be visible from the street and will provide increased living area for the existing apartments. The addition is similar to renovation work ongoing in the surrounding neighborhood and is in the general character of the existing residential properties in the area.



32

Board of Appeal Referrals

1/26/89

Hearing: 2/14/89 Z-12338
William R. Rubio
350 Washington Street
Brighton

Site: Vacant land

District(s): General business (B-1)

Purpose: Use premises for parking of food trailer.

Violation(s): Take-out facility is conditional use.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12338, William R. Rubio, 350 Washington Street, Brighton, for conditional use for use of premises for parking of food trailer in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. The site is a vacant corner lot where the construction of a new building for local retail use would be more appropriate and consistent with the goals and objectives of the Allston-Brighton IPOD. Staff is concerned that the proposed use would further exacerbate this trash-strewn lot and negatively impact the surrounding area. The Allston-Brighton Planning and Zoning Advisory Committee is opposed.



7-12338 350 WASHINGTON STREET BRIGHTON IP08

Board of Appeal Referrals

1/26/89

Hearing: 2/14/89 Z-12339
Dennis Minihane
425 Washington Street
Brighton

Site: One-story structure

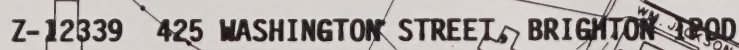
District(s): Local business (L-.5)

Purpose: Change occupancy from flower garden shop to same and restaurant and offices.

Violation(s): Take-out restaurant is conditional use.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12339, Dennis Minihane, 425 Washington Street, Brighton, for conditional use for change of occupancy from flower garden shop to same, restaurant, and offices in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with proviso that the restaurant use be allowed for this restaurant operator only. This restaurant (36A) is an existing business operating on an adjacent landscaped lot during the warm weather months. The petitioner is seeking to relocate the business to his adjacent building during the cold weather months. Negative impacts resulting from this change are not anticipated. The Allston-Brighton Planning and Zoning Advisory Committee supports this application.



Board of Appeal Referrals

1/26/89

Hearing: 2/14/89

Z-12340
New England Speed Equipment
John M. Keane, President
116-120 Brighton Avenue
Allston

Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from auto supply retail to same and auto repair.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12340, New England Speed Equipment, John M. Keane, President, 116-120 Brighton Avenue, Allston, for change of occupancy from auto supply retail to same and auto repair in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that any exterior changes to the structure be subject to design review approval by the Boston Redevelopment Authority. This is an existing use in operation since 1927 with current tenant operating since 1972. New impacts on the surrounding area are not anticipated. The Allston-Brighton Planning and Zoning Advisory Committee has voted to support this application.



7-12340 116-120 BRIGHTON AVENUE, ALLSTON IP00

Board of Appeal Referrals

1/26/89

Hearing: 2/14/89

Z-12341
Sherman Rogan, Trustee
261 West Newton Street
Boston

Site: Four-story structure

District(s): Apartment (H-2-45)

Purpose: Change occupancy from six apartments and office to eight apartments and two offices; erect one-story addition.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

Insufficient open space, side, and rear yards.

VOTED: In reference to petition Z-12341, Sherman Rogan, Trustee, 261 West Newton Street, Boston, for forbidden use and four variances for change of occupancy from six apartments and office to eight apartments and two offices and erect one-story addition in an apartment (H-2-45) district, the Boston Redevelopment Authority recommends deferral of conversion for change of occupancy from six apartments and office to eight apartments and two offices and denial of addition. Appellant should consult with Authority with respect to conversion as insufficient information was submitted. Proposed addition has generated excessive floor area and visibility concerns. St. Botolph Citizen's Committee is opposed to addition for above reasons.



Z-12341 261 WEST NEWTON STREET, BOSTON

Board of Appeal Referrals

1/26/89

Hearing: 2/7/89

Z-12342
James Lombardi
50 Bailey Street
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect dormer addition to three-family dwelling.

Violation(s): Excessive floor area ratio and building height.
Insufficient side yard.

VOTED: In reference to petition Z-12342, James Lombardi, 50 Bailey Street, Dorchester, for three variances to erect dormer addition to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed roof modification is compatible with the surrounding residential properties and consistent with some of the more recent renovation work done in the area. The size and scale are concerns because the neighborhood has a distinct architectural character and any changes visible from the street should be reviewed for their compatibility to the surrounding neighborhood.



Z-12342 50 BAILEY STREET, DORCHESTER

Board of Appeal Referrals

1/26/89

Hearing: 2/14/89

Z-12343
Martin Connelly
156 Dorchester Street
South Boston

Site: 2½-Story structure

District(s): Apartment (H-1-50)

Purpose: Erect rear deck addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-12343, Martin Connelly, 156 Dorchester Street, South Boston, for variance to erect rear deck addition to one-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following provisos; that size of deck be reduced from 11½ feet to 9½ feet; that plans with particular respect to siting be submitted to the Authority for design review approval. Reduction will allow two- and three-foot setbacks from side lot line and minimize any impact on abutting property.



Z-12343 156 DORCHESTER STREET, SOUTH BOSTON

Board of Appeal Referrals

1/26/89

Hearing: 2/7/89

Z-12344
John Hannah
119 Roslindale Avenue
Roslindale

Site:

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from three-car commercial garage to one-car commercial garage and office.

Violation(s): Professional office is forbidden use.

Extension of nonconforming use.

Insufficient side and rear yards.

VOTED: In reference to petition Z-12344, John Hannah, 119 Roslindale Avenue, Roslindale, for forbidden use, extension of nonconforming use, and two variances for change of occupancy from three-car commercial garage to one-car commercial garage and office in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposed offices for general construction company represent commercial encroachment inimical to a residential neighborhood.



Z-12344 119 ROSLINDALE AVENUE ROSLINDALE

Board of Appeal Referrals

1/26/89

Hearing: 2/7/89

Z-12345
William J. Burns
35 Boutwell Street
Dorchester

Site: 4,019 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, width, frontage, front yard, and off-street parking.

VOTED: In reference to petition Z-12345, William J. Burns, 35 Boutwell Street, Dorchester, for six variances to erect one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral. The proposed use of this site is compatible with the surrounding residential character, however, this is a highly visible corner lot and the siting and scale of any new house requires review by the Authority and the neighborhood. Concerns are the siting, scale of new structure, and the general character of the proposed new house.



2-12345, 35 BOUTWELL STREET, DORCHESTER

Board of Appeal Referrals

1/26/89

Hearing: 2/14/89 Z-12346
Timothy J. Sullivan
118 Msgr. P.J. Lydon Way
Dorchester

Site: Two-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling; erect two shed dormer additions.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, frontage, and side yard.

Excessive building height.

VOTED: In reference to petition Z-12346, Timothy J. Sullivan, 118 Msgr. P.J. Lydon Way, Dorchester, for forbidden use and five variances for change of occupancy from two- to three-family dwelling and erect two shed dormer additions in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Msgr. Lydon Way is a very congested street and the increase in occupancy of the low-density structure will have a cumulative negative affect on the neighborhood. Neighbors have expressed opposition to the proposed change.



MARY HEMENWAY
PLAYGROUND

PARKING

ASHMONT DEVELOPMENT
BOSTON HOUSING AUTHORITY
MASS. 2-28

Z-12346 118 MSGR. P. J. LYDON WAY DORCHESTER

Board of Appeal Referrals

1/26/89

Hearing: 2/14/89 Z-12347
Barry Masterman
10 Monument Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Erect dormer addition to two-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-12347, Barry Masterman, 10 Monument Street, Charlestown, for variance to erect dormer addition to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Dormer will not exceed height of existing structure nor impact abutters. Neighbors have reviewed plans and have indicated support by petition.



2-12347

10 MONUMENT

STREET, CHARLESTOWN

Board of Appeal Referrals

1/26/89

Hearing: 2/14/89 Z-12348
Robert Deeb
251 Saratoga Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from six- to five-family dwelling.

Violation(s): Interim Planning Overlay district.

VOTED: In reference to petition Z-12348, Robert Deeb, 251 Saratoga Street, East Boston, for change of occupancy from six- to five-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Existing condition; new construction; no exterior work to be done. Appellant's request is consistent with the goals and objectives of the Interim Planning Overlay District as well as the goals and objectives for the Eagle Hill Subdistrict. Where the goals and objectives specifically state that the purpose of the Interim Planning Overlay District is to discourage substandard units and increased density and where this proposal directly corresponds with those goals and objectives, this application can only be seen as enforcing the community's goals. The East Boston PZAC voted to support this application.



Z-12348 251-253 SARATOGA STREET, EAST BOSTON

Board of Appeal Referrals

1/26/89

Hearing: 2/14/89

Z-12349
Lawrence I. Galer
82-90 Westland Avenue
Boston

Site: 3½-Story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from five apartments and two stores to five apartments, laundromat, restaurant, and retail.

Violation(s): Retail store and laundromat are forbidden uses.
Barrier free access.

VOTED: In reference to petition Z-12349, Lawrence I. Galer, 82-90 Westland Avenue, Boston, for two forbidden uses and variance for change of occupancy from five apartments and two stores to five apartments, laundromat, restaurant, and retail in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral until appellant has met with neighborhood. Concerns exist about restaurant's hours of operation.



7-12349 82-90 WESTLAND AVENUE, BOSTON

Board of Appeal Referrals

1/26/89

Hearing: 2/14/89

Z-12351
Lucille Barney
72 Danny Road
Hyde Park

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-12351, Lucille Barney, 72 Danny Road, Hyde Park, for variance to erect one-story rear addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Second-floor addition. Violation technical. Neighbors support.



Z-12351 72 DANNY ROAD, HYDE PARK

Board of Appeal Referrals

1/26/89

Hearing: 2/14/89

Z-12357
Robert Jasse
220-230 Commercial Street
Boston

Site: Four-story structure

District(s): Manufacturing (M-2-55)

Purpose: Erect one-story addition to office building.

Violation(s): Excessive floor area ration and building height.

Restricted roof structure district.

VOTED:

POSTPONED



290-230 COMMERCIAL STREET, BOSTON

Board of Appeal Referrals

1/26/89

Hearing: 2/7/89

Z-12360
Mary Bruen
74 Maple Street
West Roxbury

Site: 2 $\frac{1}{2}$ -Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-12360, Mary Bruen, 74 Maple Street, West Roxbury, for two variances to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Kitchen extension is appropriate.



Z-12360 74 MAPLE STREET, WEST ROXBURY

Board of Appeal Referrals

1/26/89

Hearing: 2/7/89

Z-12382
Basil S. Moskos
14 Crehore Road
West Roxbury

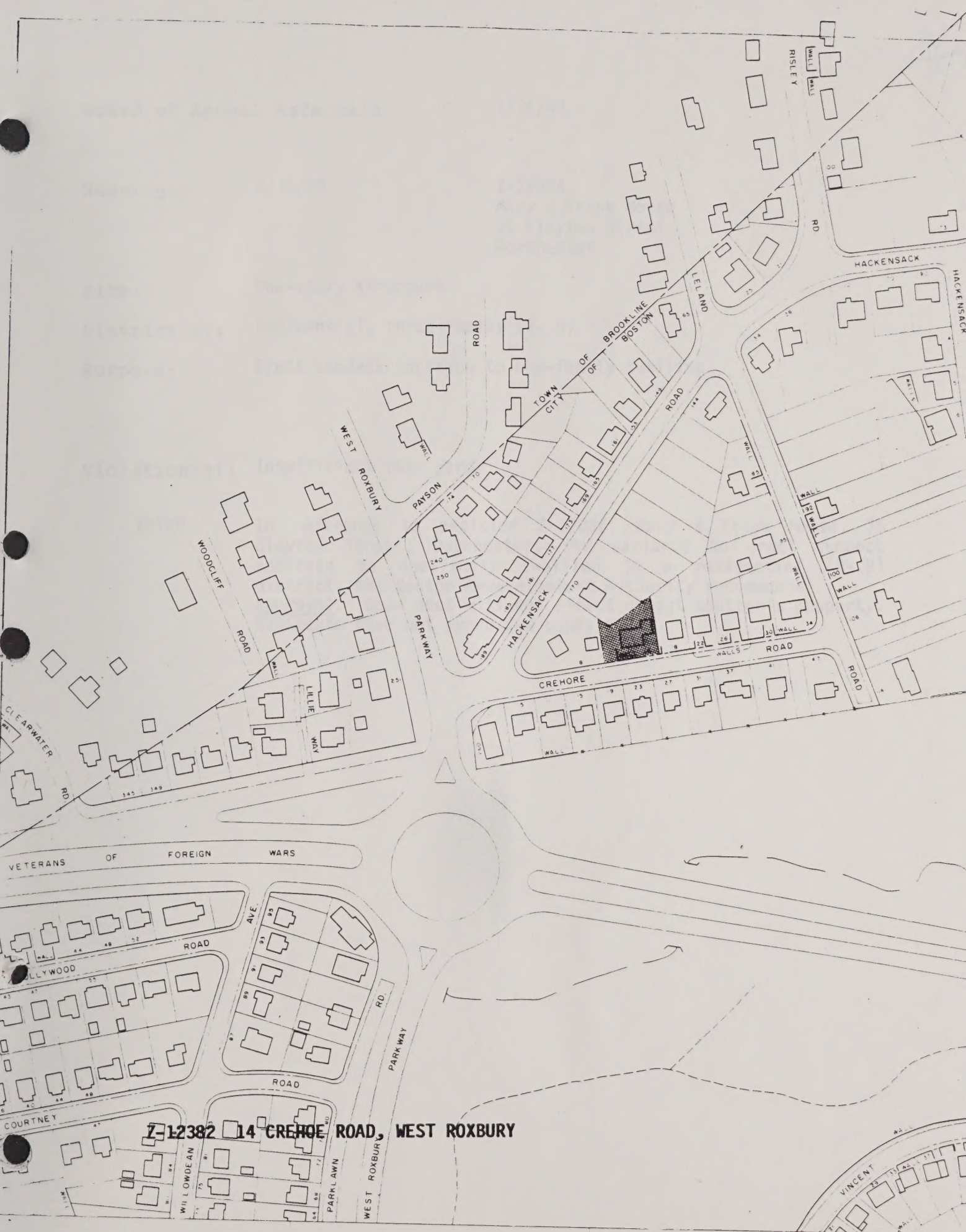
Site: 2½-Story structure

District(s): Single-family (S-.3)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12381, Basil S. Moskos, 14 Crehore Road, West Roxbury, for variance to erect one-story addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval.
Minimal violation. No apparent impact.



7-12382 14 CREHORE ROAD, WEST ROXBURY

Board of Appeal Referrals

1/26/89

Hearing: 2/14/89

Z-12384
Mary & Frank Morse
35 Clayton Street
Dorchester

Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect sundeck addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12384, Mary & Frank Morse, 35 Clayton Street, Dorchester, for variance to erect sundeck addition to one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Open deck will not affect direct abutter's property. Residents have not expressed opposition.



Z-12384 34 CLAYTON STREET, DORCHESTER
MASSACHUSETTS

Board of Appeal Referrals

1/26/89

Hearing: 2/7/89

Z-12385
112 South Street Realty Trust
108-112 South Street
Boston

Site: Five-story structure

District(s): Manufacturing (M-8)

Purpose: Change occupancy from office to office, restaurant, and retail.

Violation(s): Barrier free access.

VOTED: In reference to petition Z-12385, 112 South Street Realty Trust, 108-112 South Street, Boston, for variance for change of occupancy from office to office, restaurant, and retail in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends deferral until appellant can meet with the Office of Handicapped Affairs and the Architectural Access Board to discuss and resolve access requirements to the existing structure.



7-12385

112 SOUTH STREET BOSTON

Board of Appeal Referrals

1/26/89

Hearing: 2/14/89

Z-12408
James P. Meade
20 Bowman Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect dormer addition to two-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-12408, James P. Meade, 20 Bowman Street, Dorchester, for three variances to erect dormer addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The addition does not encroach on the surrounding properties and is similar to renovation work being done in the neighborhood.



WILLIAM H. GARVEY

PLAYGROUND

BLACKWELL

BOWMAN

STREET

STREET

STREET

AVENUE

CRADDOCK ST

BOULEVARD

Z-12408 20 BOWMAN STREET, DORCHESTER

PARKING

SOUTHEAST

NEW HAVEN

Board of Appeal Referrals

1/26/89

Hearing: 2/7/89 Z-12428
Beverly S. Estes-Smargiassi
27 Spring Park Avenue
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect addition to one-family dwelling.

Violation(s): Excessive building height.
Insufficient side yard.

VOTED: In reference to petition Z-12428, Beverly S. Estes-Smargiassi, 27 Spring Park Avenue, Jamaica Plain, for two variances to erect addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Rear addition will not be visually obtrusive to neighborhood properties.



Z-12428 27 SPRING PARK AVENUE, JAMAICA PLAIN

52

Board of Appeal Referrals

1/26/89

Hearing: 2/7/89 Z-12510-12511
Audubon Group, Ltd.
60-70 Hazelton Street
Mattapan

Site: Former Baker & Logue Public Schools

District(s): Residential, two-family (R-.5)

Purpose: Change in occupancy from two schools to twelve and four apartments respectively.

Violation(s): Multifamily dwelling is forbidden use.

Off-street parking is not allowed within the front nor five feet of side lot line.

Insufficient lot area.

Excessive height of building.

VOTED: In reference to petitions Z-12510-12511, Audubon Group, Ltd., 60-70 Hazelton Street, Mattapan, for two forbidden uses and five variances for change of occupancy from two schools to twelve and four apartments respectively in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval of this Pubic Facilities Department-sponsored project.



Z-12510-11 60-70 HAZELTON STREET, MATTAPAN